

176.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

691,200 / 691,200

USE VALUE:

691,200 / 691,200

ASSESSED:

691,200 / 691,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
95		SYLVIA ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	GILBERT JONATHAN & STEPHANIE
Owner 2:	
Owner 3:	

Street 1: 95 SYLVIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: COSTA ANTONIO -

Owner 2: -

Street 1: 95 SYLVIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 2,763 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Vinyl Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2763		Sq. Ft.	Site		0	70.	1.82	6									352,024						352,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		2763.000	339,200		352,000	691,200			118349
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/30/18		

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	339,200	0	2,763.	352,000	691,200	691,200 Year End Roll
2019	101	FV	256,300	0	2,763.	347,000	603,300	603,300 Year End Roll
2018	101	FV	256,300	0	2,763.	266,500	522,800	522,800 Year End Roll
2017	101	FV	198,300	0	2,763.	251,400	449,700	449,700 Year End Roll
2016	101	FV	198,300	0	2,763.	231,300	429,600	429,600 Year End
2015	101	FV	195,000	0	2,763.	216,200	411,200	411,200 Year End Roll
2014	101	FV	195,000	0	2,763.	199,100	394,100	394,100 Year End Roll
2013	101	FV	195,000	0	2,763.	199,100	394,100	394,100

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA ANTONIO,		69662-191		7/25/2017		680,000	No	No		
		11030-291		1/17/1966			No	No	N	

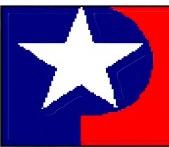
**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	361	Inter Fi	38,050	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/30/2018	MEAS&NOTICE	BS	Barbara S
1/31/2018	SQ Returned	MM	Mary M
12/18/2008	Meas/Inspect	345	PATRIOT
1/5/2000	Meas/Inspect	243	PATRIOT
12/1/1981		PS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	05 - Garrison			Full Bath:	1	Rating:	Very Good	METAL SHED-NO VALUE. SCUTTLE. OF=BMT SINK.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	BEIGE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1964	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	5	3	M				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	10.8	%		Plumbing:									
Bsmnt Flr:	14 - Asphalt Tile			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.99989998			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	182.232			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	90300												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	380226												
% Com Wall:		% Sprinkled:		Depreciation:	41064												
				Depreciated Total:	339161												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:													
<b>PARCEL ID</b> 176.0-0005-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:												
	Total:																
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	